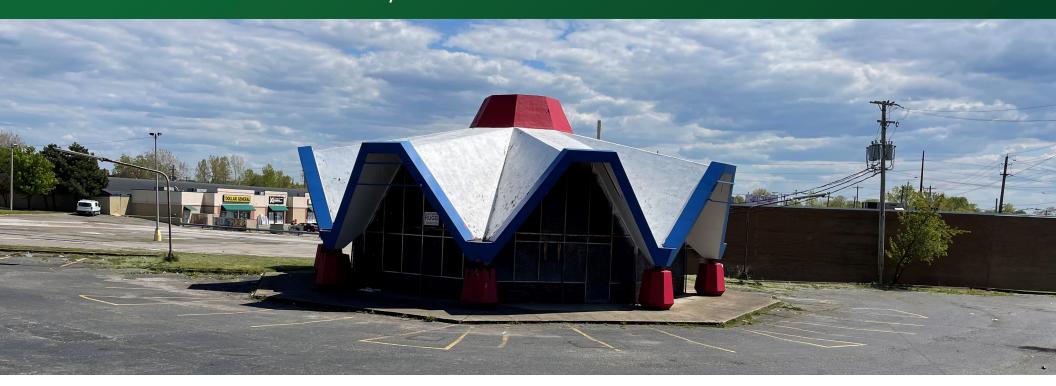


# **7201 Denison Ave** Cleveland, OH 44102



### **PROPERTY OVERVIEW**

- 0.623 Acre Hard Corner Parcel Available for Ground Lease
- Property positioned on high traffic lighted intersection
- Two access points to property off Ridge Rd. or Denison Ave.
- Great opportunity for a freestanding fast food or service based operator
- Over 9,943 VPD on Ridge Rd and 9,945 VPD on Denison Ave.

### Demographic Snapshot (2020 Estimated)

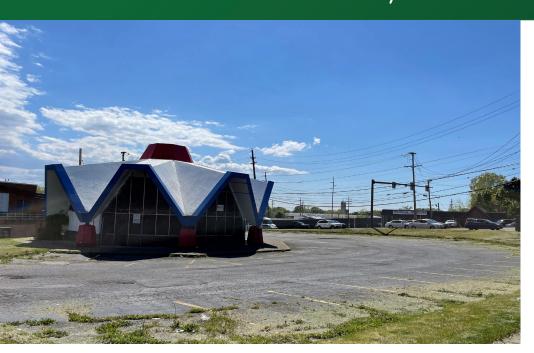
	1 Mile	3 Miles	5 Miles
Population	20,970	155,420	313,998
Households	7,457	67,614	138,511
Median HH Inc	\$32,430	\$40,309	\$46,907
Average HH Inc	\$49,302	\$59,301	\$66,381
Daytime Pop	5,413	48,622	202,415

### View in Google Maps



## FOR LEASE

## 7201 Denison Ave Cleveland, OH 44102



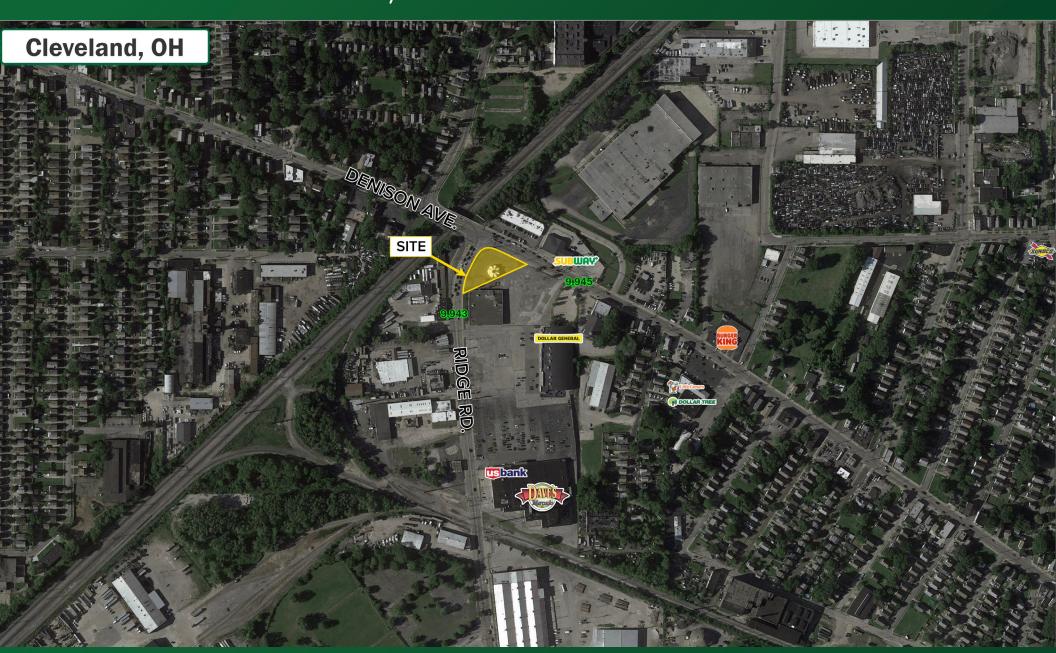






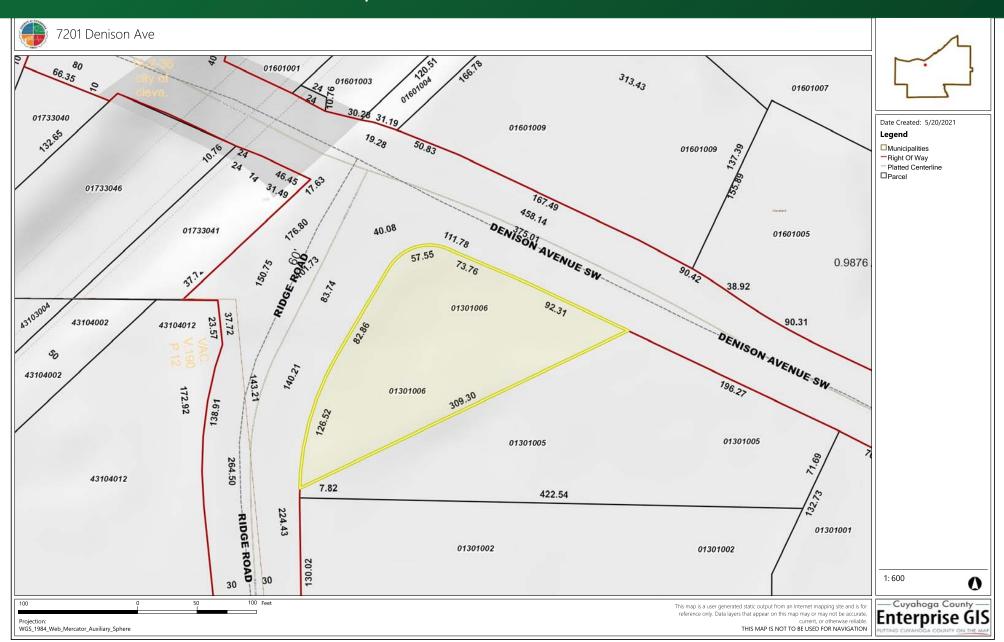
## FOR LEASE

# **7201 Denison Ave** Cleveland, OH 44102





## 7201 Denison Ave FOR LEASE Cleveland, OH 44102





## FOR LEASE

# **7201 Denison Ave** Cleveland, OH 44102

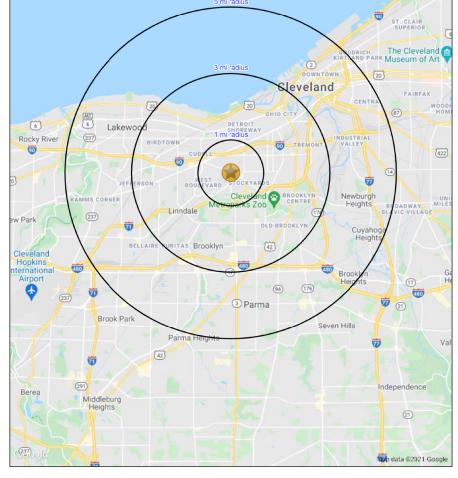
#### SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
Calculated using Weighted Block Centrold from Block Groups

Lat/Lon: 41.4619/-81.7379

Cleveland, OH 44102					RS1
2020 Estimated Population 20,970 156,420 313,9 304,9 2025 Projected Population 21,481 153,305 304,9 2010 Census Population 22,398 164,871 329,2 2000 Census Population 25,295 182,228 366,3 Projected Annual Growth 2020 to 2025	7201	Denison Ave	1 mi radius	3 mi radius	5 mi radius
2015 Projected Population 21,481 153,305 304,9 2010 Census Population 22,398 164,871 329,2 2000 Census Population 25,295 182,228 356,3 2000 Census Population 25,295 182,228 356,3 Projected Annual Growth 2020 to 2025 0.5% -0.3% -0.6 Historical Annual Growth 2000 to 2020 -0.9% -0.7% -0.6 2020 Median Age 30.8 34.9 35 2020 Estimated Households 7,457 67,614 138,5 2020 Estimated Households 7,769 67,433 138,1 2000 Census Households 7,849 70,501 141,9 2000 Census Households 8,820 75,403 149,7 Projected Annual Growth 2020 to 2025 0.8% -0.03 Historical Annual Growth 2020 to 2025 1.8% -0.05% -0.4 Estimated White 2020 Estimated Black or African American 21.1% 19.4% 19.0 2020 Estimated Asian or Pacific Islander 1.9% 2.4% 2.9 2020 Estimated American Indian or Native Alaskan 0.8% 0.6% 0.4 2020 Estimated Hispanic 37.4% 24.9% 15.7 2020 Estimated Hispanic 37.4% 24.9% 15.7 2020 Estimated Median Household Income \$32,430 \$40,309 \$46,9 2020 Estimated Per Capita Income \$17,563 \$56,947 \$29,6 2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 8.7% 4.9 2020 Estimated Szene Hisp School (Grade Level 0 to 8) 9.9% 8.7% 4.9	Cleve	eland, OH 44102			
2010 Census Population 22,398 164,871 329,2 2000 Census Population 25,295 182,228 366,3 Projected Annual Growth 2000 to 2025 0.5% -0.3% -0.6 Historical Annual Growth 2000 to 2020 -0.9% -0.7% -0.6 2020 Median Age 30.8 34.9 35 2020 Estimated Households 7,457 67,614 138,5 2010 Census Households 7,769 67,433 138,1 2010 Census Households 7,849 70,501 141,9 2000 Census Households 8,820 75,403 149,7 Projected Annual Growth 2000 to 2025 0.8% 0.3 Historical Annual Growth 2000 to 2025 14,600 14,000 14,000 14,000 15,000 14,000 14,000 14,000 14,000 15,000 14,000 1	POPULATION	2020 Estimated Population	20,970	155,420	313,998
Historical Annual Growth 2000 to 2020  2020 Median Age  30.8  34.9  36  2020 Estimated Households  7,457  67,614  138,5  2025 Projected Households  7,769  67,433  138,1  2010 Census Households  7,849  70,501  141,9  2000 Census Households  8,820  75,403  149,7  Projected Annual Growth 2020 to 2025  10,8%  -0.3%  -0.5%  -0.4  2020 Estimated White  2020 Estimated White  2020 Estimated Black or African American  2020 Estimated Asian or Pacific Islander  2020 Estimated American Indian or Native Alaskan  2020 Estimated American Indian or Native Alaskan  2020 Estimated Hispanic  2020 Estimated Seroe High School (Grade Level 9 to 11)  2020 Estimated Seroe High School (Grade Level 9 to 11)  18,7%  12,2%  10,00		2025 Projected Population	21,481	153,305	304,913
Historical Annual Growth 2000 to 2020  2020 Median Age  30.8  34.9  36  2020 Estimated Households  7,457  67,614  138,5  2025 Projected Households  7,769  67,433  138,1  2010 Census Households  7,849  70,501  141,9  2000 Census Households  8,820  75,403  149,7  Projected Annual Growth 2020 to 2025  10,8%  -0.3%  -0.5%  -0.4  2020 Estimated White  2020 Estimated White  2020 Estimated Black or African American  2020 Estimated Asian or Pacific Islander  2020 Estimated American Indian or Native Alaskan  2020 Estimated American Indian or Native Alaskan  2020 Estimated Hispanic  2020 Estimated Seroe High School (Grade Level 9 to 11)  2020 Estimated Seroe High School (Grade Level 9 to 11)  18,7%  12,2%  10,00		2010 Census Population	22,398	164,871	329,204
Historical Annual Growth 2000 to 2020  2020 Median Age  30.8  34.9  36  2020 Estimated Households  7,457  67,614  138,5  2025 Projected Households  7,769  67,433  138,1  2010 Census Households  7,849  70,501  141,9  2000 Census Households  8,820  75,403  149,7  Projected Annual Growth 2020 to 2025  10,8%  -0.3%  -0.5%  -0.4  2020 Estimated White  2020 Estimated White  2020 Estimated Black or African American  2020 Estimated Asian or Pacific Islander  2020 Estimated American Indian or Native Alaskan  2020 Estimated American Indian or Native Alaskan  2020 Estimated Hispanic  2020 Estimated Seroe High School (Grade Level 9 to 11)  2020 Estimated Seroe High School (Grade Level 9 to 11)  18,7%  12,2%  10,00		2000 Census Population	25,295	182,228	356,351
Historical Annual Growth 2000 to 2020  2020 Median Age  30.8  34.9  36  2020 Estimated Households  7,457  67,614  138,5  2025 Projected Households  7,769  67,433  138,1  2010 Census Households  7,849  70,501  141,9  2000 Census Households  8,820  75,403  149,7  Projected Annual Growth 2020 to 2025  10,8%  -0.3%  -0.5%  -0.4  2020 Estimated White  2020 Estimated White  2020 Estimated Black or African American  2020 Estimated Asian or Pacific Islander  2020 Estimated American Indian or Native Alaskan  2020 Estimated American Indian or Native Alaskan  2020 Estimated Hispanic  2020 Estimated Seroe High School (Grade Level 9 to 11)  2020 Estimated Seroe High School (Grade Level 9 to 11)  18,7%  12,2%  10,00		Projected Annual Growth 2020 to 2025	0.5%	-0.3%	-0.6%
2020 Estimated Households 7,457 67,614 138,5 2025 Projected Households 7,769 67,433 138,1 2010 Census Households 7,849 70,501 141,9 2000 Census Households 8,820 75,403 149,7 Projected Annual Growth 2020 to 2025 0.8% 0.3 Historical Annual Growth 2020 to 2020 -0.8% -0.5% -0.4 2020 Estimated White 51.3% 61.5% 67.1 2020 Estimated Black or African American 21.1% 19.4% 19.0 2020 Estimated Asian or Pacific Islander 1.9% 2.4% 2.9 2020 Estimated American Indian or Native Alaskan 0.8% 0.6% 0.4 2020 Estimated Other Races 24.9% 16.1% 10.5 2020 Estimated Hispanic 37.4% 24.9% 15.7 2020 Estimated Average Household Income \$49,302 \$59,301 \$66,3 2020 Estimated Median Household Income \$32,430 \$40,309 \$46,9 2020 Estimated Per Capita Income \$17,563 \$25,947 \$29,6 2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 4.9 2020 Estimated Scope High School (Grade Level 9 to 11) 16.7% 12.2% 10.0		Historical Annual Growth 2000 to 2020	-0.9%	-0.7%	-0.6%
2025 Projected Households 2010 Census Households 2010 Census Households 2000 Census Households 2000 Census Households 2000 Census Households 2000 Census Households 8,820 75,403 149,7 Projected Annual Growth 2020 to 2025 0.8% -0.3% Historical Annual Growth 2000 to 2020 -0.8% -0.5% -0.4 2020 Estimated White 2020 Estimated Black or African American 21.1% 19.4% 19.0 2020 Estimated Asian or Pacific Islander 2020 Estimated American Indian or Native Alaskan 0.8% 0.6% 0.4 2020 Estimated Other Races 2020 Estimated Hispanic 37.4% 24.9% 16.1% 10.5 2020 Estimated Hispanic 37.4% 24.9% 16.1% 10.5 2020 Estimated Average Household Income \$49,302 \$59,301 \$66,3 2020 Estimated Median Household Income \$32,430 \$40,309 \$46,9 2020 Estimated Per Capita Income \$17,563 \$25,947 \$29,6 2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 8.7% 4.99 2020 Estimated Some High School (Grade Level 9 to 11) 16.7% 12.2% 10.00		2020 Median Age	30.8	34.9	35.6
Historical Annual Growth 2000 to 2020  2020 Estimated White 51.3% 61.5% 67.1  2020 Estimated Black or African American 21.1% 19.4% 19.0  2020 Estimated Asian or Pacific Islander 1.9% 2.4% 2.9  2020 Estimated American Indian or Native Alaskan 0.8% 0.6% 0.4  2020 Estimated Other Races 24.9% 16.1% 10.5  2020 Estimated Hispanic 37.4% 24.9% 15.7  2020 Estimated Average Household Income \$49,302 \$59,301 \$66,3  2020 Estimated Median Household Income \$32,430 \$40,309 \$46,9  2020 Estimated Per Capita Income \$17,563 \$25,947 \$29,6  2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 4.9  2020 Estimated Some High School (Grade Level 9 to 11) 18.7% 12.2% 10.00		2020 Estimated Households	7,457	67,614	138,511
Historical Annual Growth 2000 to 2020  2020 Estimated White 51.3% 61.5% 67.1  2020 Estimated Black or African American 21.1% 19.4% 19.0  2020 Estimated Asian or Pacific Islander 1.9% 2.4% 2.9  2020 Estimated American Indian or Native Alaskan 0.8% 0.6% 0.4  2020 Estimated Other Races 24.9% 16.1% 10.5  2020 Estimated Hispanic 37.4% 24.9% 15.7  2020 Estimated Average Household Income \$49,302 \$59,301 \$66,3  2020 Estimated Median Household Income \$32,430 \$40,309 \$46,9  2020 Estimated Per Capita Income \$17,563 \$25,947 \$29,6  2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 4.9  2020 Estimated Some High School (Grade Level 9 to 11) 18.7% 12.2% 10.00	SQ	2025 Projected Households	7,769	67,433	138,182
Historical Annual Growth 2000 to 2020  2020 Estimated White 51.3% 61.5% 67.1  2020 Estimated Black or African American 21.1% 19.4% 19.0  2020 Estimated Asian or Pacific Islander 1.9% 2.4% 2.9  2020 Estimated American Indian or Native Alaskan 0.8% 0.6% 0.4  2020 Estimated Other Races 24.9% 16.1% 10.5  2020 Estimated Hispanic 37.4% 24.9% 15.7  2020 Estimated Average Household Income \$49,302 \$59,301 \$66,3  2020 Estimated Median Household Income \$32,430 \$40,309 \$46,9  2020 Estimated Per Capita Income \$17,563 \$25,947 \$29,6  2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 4.9  2020 Estimated Some High School (Grade Level 9 to 11) 18.7% 12.2% 10.00	₽	2010 Census Households	7,849	70,501	141,984
Historical Annual Growth 2000 to 2020  2020 Estimated White 51.3% 61.5% 67.1  2020 Estimated Black or African American 21.1% 19.4% 19.0  2020 Estimated Asian or Pacific Islander 1.9% 2.4% 2.9  2020 Estimated American Indian or Native Alaskan 0.8% 0.6% 0.4  2020 Estimated Other Races 24.9% 16.1% 10.5  2020 Estimated Hispanic 37.4% 24.9% 15.7  2020 Estimated Average Household Income \$49,302 \$59,301 \$66,3  2020 Estimated Median Household Income \$32,430 \$40,309 \$46,9  2020 Estimated Per Capita Income \$17,563 \$25,947 \$29,6  2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 4.9  2020 Estimated Some High School (Grade Level 9 to 11) 18.7% 12.2% 10.00	SE	2000 Census Households	8,820	75,403	149,725
Historical Annual Growth 2000 to 2020  2020 Estimated White 51.3% 61.5% 67.1  2020 Estimated Black or African American 21.1% 19.4% 19.0  2020 Estimated Asian or Pacific Islander 1.9% 2.4% 2.9  2020 Estimated American Indian or Native Alaskan 0.8% 0.6% 0.4  2020 Estimated Other Races 24.9% 16.1% 10.5  2020 Estimated Hispanic 37.4% 24.9% 15.7  2020 Estimated Average Household Income \$49,302 \$59,301 \$66,3  2020 Estimated Median Household Income \$32,430 \$40,309 \$46,9  2020 Estimated Per Capita Income \$17,563 \$25,947 \$29,6  2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 4.9  2020 Estimated Some High School (Grade Level 9 to 11) 18.7% 12.2% 10.00	ō	Projected Annual Growth 2020 to 2025	0.8%	-	-0.3%
2020 Estimated Black or African American 2020 Estimated Asian or Pacific Islander 2020 Estimated American Indian or Native Alaskan 2020 Estimated American Indian or Native Alaskan 2020 Estimated Other Races 2020 Estimated Hispanic 2020 Estimated Hispanic 2020 Estimated Average Household Income 37.4% 24.9% 16.1% 2020 Estimated Average Household Income 349,302 359,301 368,3 2020 Estimated Per Capita Income 317.563 325,947 329,6 2020 Estimated Per Capita Income 317.563 325,947 329,6 2020 Estimated Elementary (Grade Level 0 to 8) 2020 Estimated Some High School (Grade Level 9 to 11) 2020 Estimated Some High School (Grade Level 9 to 11) 2020 Estimated Some High School (Grade Level 9 to 11) 2020 Estimated Some High School (Grade Level 9 to 11)	-	Historical Annual Growth 2000 to 2020	-0.8%	-0.5%	-0.4%
2020 Estimated Asian or Pacific Islander 2020 Estimated American Indian or Native Alaskan 2020 Estimated American Indian or Native Alaskan 2020 Estimated Other Races 2020 Estimated Hispanic 2020 Estimated Hispanic 2020 Estimated Average Household Income 37.4% 24.9% 15.7 2020 Estimated Average Household Income 349,302 2020 Estimated Median Household Income 32.430 340,309 3		2020 Estimated White	51.3%	61.5%	67.1%
2020 Estimated Hispanic 37.4% 24.9% 15.7  2020 Estimated Average Household Income \$49,302 \$59,301 \$66,3  2020 Estimated Median Household Income \$32,430 \$40,309 \$46,9  2020 Estimated Per Capita Income \$17,563 \$25,947 \$29,6  2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 4.9	۵.	2020 Estimated Black or African American	21.1%	19.4%	19.0%
2020 Estimated Hispanic 37.4% 24.9% 15.7  2020 Estimated Average Household Income \$49,302 \$59,301 \$66,3  2020 Estimated Median Household Income \$32,430 \$40,309 \$46,9  2020 Estimated Per Capita Income \$17,563 \$25,947 \$29,6  2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 4.9	ΝĚ	2020 Estimated Asian or Pacific Islander	1.9%	2.4%	2.9%
2020 Estimated Hispanic 37.4% 24.9% 15.7  2020 Estimated Average Household Income \$49,302 \$59,301 \$66,3  2020 Estimated Median Household Income \$32,430 \$40,309 \$46,9  2020 Estimated Per Capita Income \$17,563 \$25,947 \$29,6  2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 4.9	병	2020 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.4%
2020 Estimated Average Household Income   \$49,302   \$59,301   \$66,3	ET	2020 Estimated Other Races	24.9%	16.1%	10.5%
2020 Estimated Median Household Income \$32,430 \$40,309 \$48,9 \$2020 Estimated Per Capita Income \$17,563 \$25,947 \$29,6 \$2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 4.9 \$2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 12.2% 10.00 \$2020 Estimated Some High School (Grade Level 9 to 11) 16.7% 12.2% 10.00 \$2020 Estimated Some High School (Grade Level 9 to 11)		2020 Estimated Hispanic	37.4%	24.9%	15.7%
2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 4.9 2020 Estimated Some High School (Grade Level 9 to 11) 16.7% 12.2% 10.0	ш	2020 Estimated Average Household Income	\$49,302	\$59,301	\$66,381
2020 Estimated Elementary (Grade Level 0 to 8) 9.9% 6.7% 4.9 2020 Estimated Some High School (Grade Level 9 to 11) 16.7% 12.2% 10.0	INCOM	2020 Estimated Median Household Income	\$32,430	\$40,309	\$46,907
2020 Estimated Clementary (Grade Level 0 to 0)  2020 Estimated Some High School (Grade Level 0 to 11)  18.7%  12.2%  10.0		2020 Estimated Per Capita Income	\$17,563	\$25,947	\$29,600
	ion 5+)	2020 Estimated Elementary (Grade Level 0 to 8)	9.9%	6.7%	4.9%
2020 Estimated High School Graduate 38.1% 31.7% 30.4 2020 Estimated Some College 20.8% 21.4% 21.8 2020 Estimated Associates Power College 8.3% 7.3% 7.7		2020 Estimated Some High School (Grade Level 9 to 11)	16.7%	12.2%	10.0%
100		2020 Estimated High School Graduate	36.1%	31.7%	30.4%
39 3030 Entimated Associator Degree Only 83% 73% 77	CAT E 23	2020 Estimated Some College	20.8%	21.4%	21.9%
2020 Estimated Associates Degree Only	AG (A	2020 Estimated Associates Degree Only	6.3%	7.3%	7.7%
2020 Estimated Bachelors Degree Only 7.6% 13.5% 16.1	ш	2020 Estimated Bachelors Degree Only	7.6%	13.5%	16.1%
2020 Estimated Graduate Degree 2.6% 7.1% 9.0		2020 Estimated Graduate Degree	2.6%	7.1%	9.0%
2020 Estimated Total Businesses 484 4,408 12,8	BUSINESS	2020 Estimated Total Businesses	464	4,408	12,874
2020 Estimated Total Employees 5,413 48,622 202,4		2020 Estimated Total Employees	5,413	48,622	202,415
2020 Estimated Employee Population per Business 11.7 11.0 15	IIS	2020 Estimated Employee Population per Business	11.7	11.0	15.7
2020 Estimated Residential Population per Business 45.2 35.3 24	面	2020 Estimated Residential Population per Business	45.2	35.3	24.4

67.1%
19.0%
2.9%
0.4%
10.5%
15.7%
\$68,381
\$48,907
\$29,600
4.9%
10.0%
30.4%
21.9%
7.7%
16.1%
9.0%
12,874
202,415
15.7
24.4



**6**2021, Sites USA, Chandler, Artzona, 480-491-1112

page 1 of 1

Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography

